

SOBHA

FORM No. 3

[See Regulation 4(3)]

ENGINEER'S CERTIFICATE

(on the letter head)

(To be uploaded by the promotor on his webpage on the website of the Authority before withdrawal of money from separate account)

No. K-RERA/PRJ/251/2020

Date: 1-04-2025

To

M/s Sobha Limited.

"SOBHA", Sarjapur-Marthahalli- Outer Ring Road (ORR)

Devarabisanahalli Junction, Bellandur Post

Bangalore Pin-560103, Karnataka.

Sir,

Subject : Certificate of cost incurred for development of **Sobha Marina One Phase-I**, bearing Authority Registration Number- K-RERA/PRJ/ 251/2020 situated in Kochi Corporation being developed by M/S SOBHA LIMITED.

I, Mr. Balakrishnan G., have undertaken assignment as Engineer for certifying Estimate cost for the above Mentioned project on land comprising of Survey No: 843 of Kanayanoor Taluk, Ernakulam district measuring 67557.64 Sq.m, being developed by Sobha Limited.

I. This is to certify that I have undertaken assignment of certifying estimated cost and expenses incurred on actual on-site construction for the Real Estate Project mentioned above:

SOBHA LIMITED

The following technical professionals (*name and address*) are appointed by owners/
promotor:—

- (i) Mr. Wilson Prasad as AVP- Architect;
- (ii) Mr. Sreenivas Sathyanarayana as SVP - Structural
- (iii) Mr. Prasanna Venkatesh and Devraj as- EVP Consultant
- (iv) Mr. Josh Kumar.S.M as AVP-Projects.

2. We have estimated the cost of completion of the civil, MEP and allied works of the building(s) of the project. Our estimated cost calculations are based on the drawings/plans made available to us for the project under reference by the Developer/promotor and Consultants and the schedule of items and quantity for the entire work as calculated by Quantity Surveyor appointed by the Developer/Engineer, and the fair assumption of the cost of material, labor and other inputs made by promoters/ developers, and the site inspection carried out by us.

3. We estimate the total cost for completion of the buildings of the afore said project under reference as **Rs.6,086,908,113** (*Total of Sl.No:1 in Tables A and B*) including cost of development of common facilities.

The estimated total cost of project is with reference to the civil, MEP and allied works required to be completed for obtaining occupation certificate for the building(s) from Cochin Corporation under whose jurisdiction the aforesaid project is being implemented.

4. Based on site inspection by undersigned on 1-04-2025, the estimated actual cost incurred till date 31-03-2025 is calculated at Rs. 6,275,832,144/-
(Total of Sl.No:2 in Tables A and B)

The amount of estimated Cost incurred is calculated based on amount of total estimated Cost.

5. The Balance cost of completion of the civil, MEP and allied works of the building(s) of the subject project to obtain Occupation Certificate is estimated at Rs. -188,924,031/-
(Total of Sl.No: 4 in Tables A and B)

6. I certify that the cost of civil, MEP and allied work for the aforesaid project as completed on the date of this certificate is as given in Tables A and B below:

Table A

(To be prepared separately for each building/wing of the Real Estate Projects/Phase. In case of more than one building, label as Table-A1, A2, A3 etc.)

<i>Sl.</i>	<i>Particulars</i>	<i>Amounts</i>
1	Total estimated cost of the building/block as on date of building permission from competent Authority (based on the original estimated cost)-Registration	Rs.5478217302
2	Cost incurred as on 31-03-2025 (Based on the actual cost incurred as per records)	Rs.5648248929
3	Value of work done in percentage (as percentage of the estimated cost) (Row2/Row1)*100)	103.10 %
4	Balance cost to be incurred (Based on estimated cost) (Row1 - Row2)	Rs. -170031627
5	Cost incurred on additional/extra items not included in the estimated cost (Table C)	Rs. 0.00

Table B

Internal & external development works in respect of the entire registered phase

(To be prepared for the entire registered phase of the Real Estate Project)

<i>sl. No.</i>	<i>Particulars</i>	<i>Amounts</i>
1	Total estimated cost of the internal and external development works including common amenities and facilities in the layout as on date of permission from competent authority (based on the original estimated cost)	Rs.608690811
2	Cost incurred as on 31-03-2025 based on the actual cost incurred as per records)	Rs.627583214
3	Work done in percentage (as percentage of the estimated cost) (Row 2/Row1)*100	103.10%
4	Balance cost to be incurred (based on Estimated cost) (Row1-Row2)	Rs.-18892403
5	Cost incurred on additional/extra items not included in the estimated cost (Table C)	Rs.0.00

Yours faithfully,



(Signature of Engineer)

Name:

BALAKRISHNAN G

(Name in block letters)

(With stamp of Engineer, local body licence no. if any)

Local Body Licence No. valid till (Date)

Note.—

(i) The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupancy Certificate.

(ii) (*) Quantity Survey can be done by office of Engineer or can be done by

an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Promoter, the name has to be mentioned at the place marked (*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (*).

- (iii) The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
- (iv) As this is an estimated cost, any deviation in quantity required for development of the Real Estate Project will result in amendment of the cost incurred/to be incurred.
- (v) All components of work with specifications are indicative and not exhaustive.

Table-C

List of extra/additional items executed with cost

(Which were not part of the original estimate of total cost)



(Signature of Engineer)

Name: **BALAKRISHNAN G**

Address:

(With stamp of Engineer, local body licence no. if any)

Local Body Licence No. valid till (Date)